

CHAPTER 4: EXISTING CONDITIONS

Overview

It is important to understand the state of the county today, what has shaped it through the years, and how it is likely to change over time. This chapter provides general information regarding existing and projected populations, income, education, employment, development patterns, existing land uses and zoning. Additional existing conditions information is addressed in the individual Plan chapters. As defined by the U.S. Census Bureau, for the purposes of this chapter, households are defined as all persons who occupy separate living quarters within a house, apartment, manufactured home, group of rooms, or a single room. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Population

The 2012 population estimated by the county is approximately 319,000 persons. Between 1990 and 2010, the county experienced an average annual growth rate of 1.9 percent. Demographic information assists in planning for future needs and services.

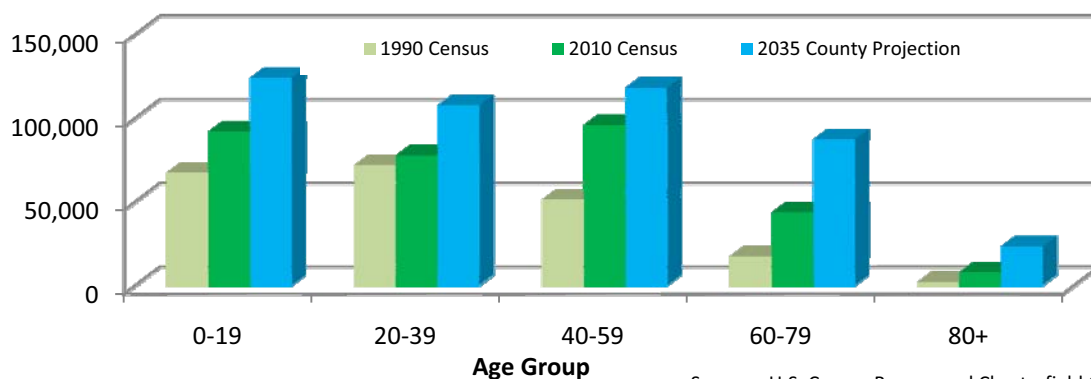
Demographics		
Indicator	Year	
	1990	2010
Population	209,274	316,236
Median Age	32.0	37.6
Persons Per Household	2.82	2.69
Households with Persons Under 18 Years	53%	39%
Single Person Households	12,062	23,891

Between 2010 and 2035, the following is projected:

Source: U.S. Census Bureau

- Population will grow to approximately 460,000 people (45% increase).
- Average annual growth rate will be 1.8 percent.
- 19 and under age group will increase by an estimated 32,000 people (35% increase).
- 60-79 age group will have the largest numeric increase, growing by an estimated 44,000 persons (100% increase).
- 80-plus age group will increase an estimated 16,000 persons (200% increase).

Age Group Trends & Projections

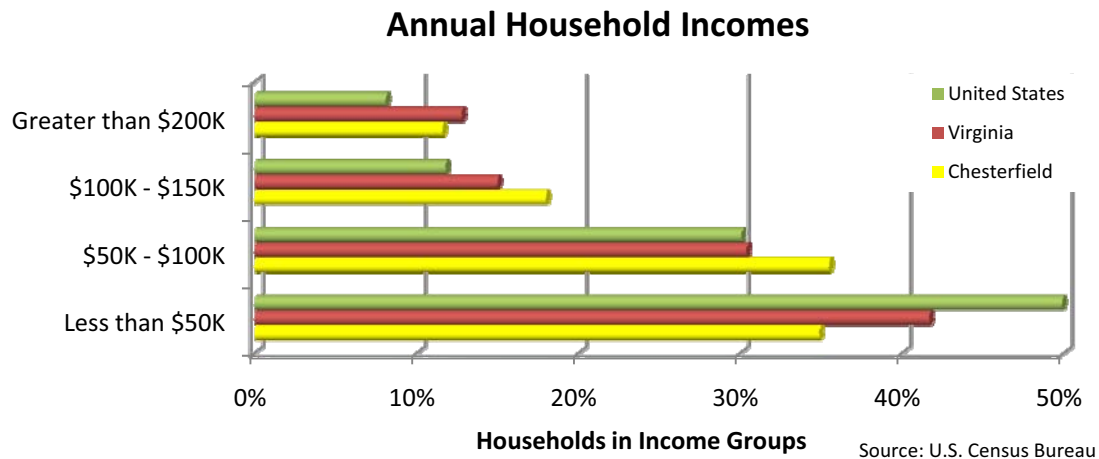


Sources: U.S. Census Bureau and Chesterfield County

Income

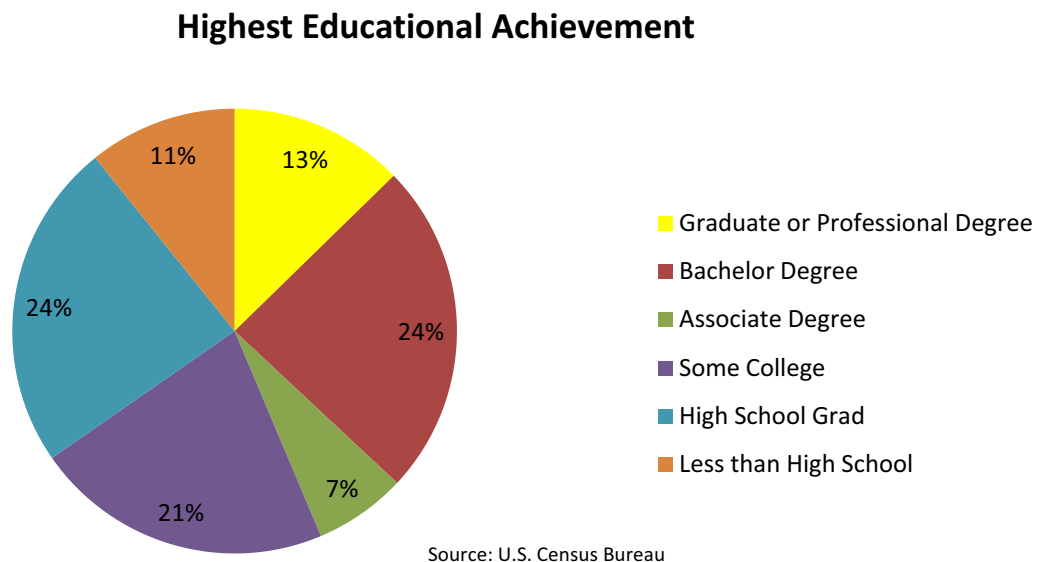
Chesterfield County's households are generally more affluent than those in Virginia or the United States. The county's gross median household income (\$69,000) exceeds that of the state (\$61,000) and the nation (\$50,000). Gross median household income represents a middle value where half of the households earn more and half earn less than the middle value.

The following graph depicts the percentage of households within each governmental jurisdiction (county, state and nation) corresponding with an annual household income range.



Education

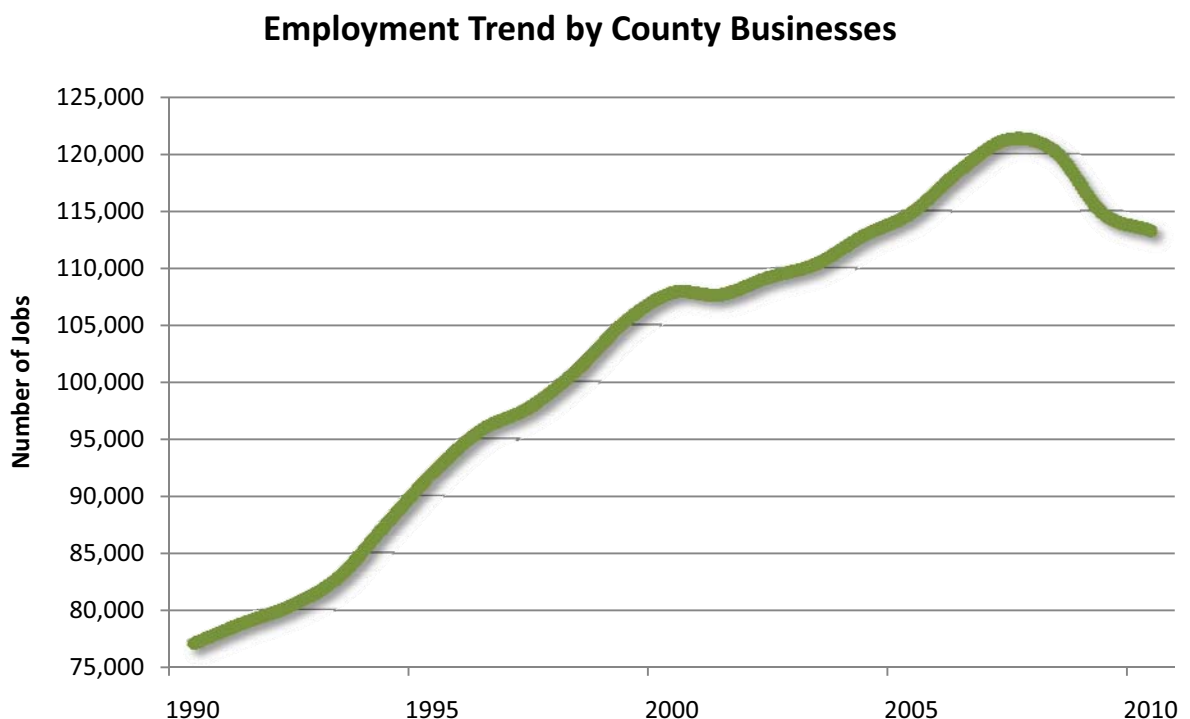
In addition to a high quality public school system, the county is home to Virginia State University, John Tyler Community College, and a variety of technical and workforce training schools. The county's population is well educated, especially when compared to that of the nation. The following chart depicts the percentage of Chesterfield residents 25 years or older by their highest educational achievement.



Employment

Chesterfield County has a diverse economy with a wide range of employment choices ranging from self-employed enterprises to internationally-owned companies. Approximately 114,000 people are employed by businesses within the county. The county's labor force (working-age population between the ages of 16 and 65) numbers nearly 178,000 persons, the largest labor force among surrounding jurisdictions. The county's unemployment rate has traditionally been lower than that of the state and nation. Many services and incentives are available not only to existing businesses, but also to those wishing to locate in the county.

Between 2000 and 2011, the fastest-growing segments of the county's economy have been in the health care, professional/technical services, and lodging/food services sectors.



Source: Virginia Workforce Connection

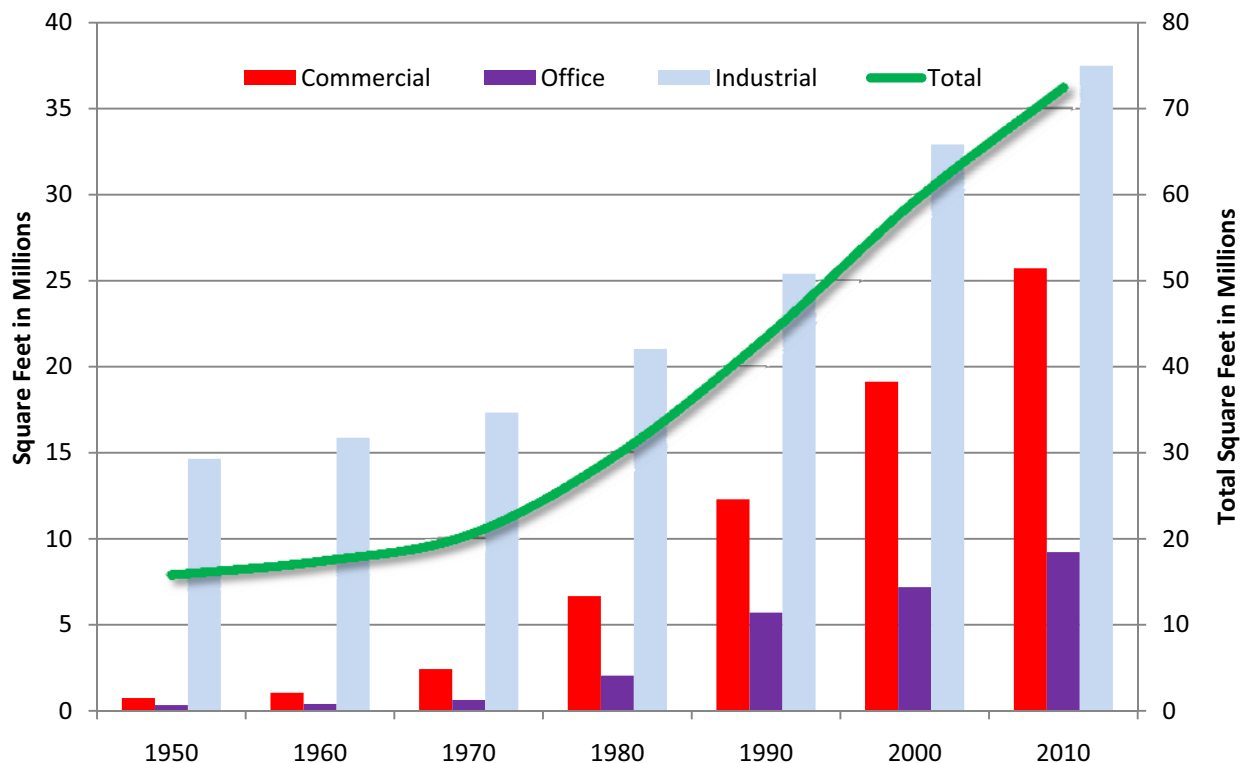
The Richmond Regional Planning District Commission projects that the county will have approximately 166,000 jobs by 2035, an increase of 47 percent over 2010.

Development Patterns

Since the 19th century, development patterns have been greatly influenced by the changing transportation and public utilities networks. Traditionally, the economic development base consisted primarily of large manufacturing and chemical industries. Today, the economic base has been enhanced by development of a variety of commercial and corporate office uses providing a range of services and employment opportunities for the county and region.

Chesterfield County is home to over 72 million square feet of commercial and industrial development. Due to its exceptional accessibility to regional, national and international markets by road, rail, water and air, the eastern portion of the county has an extensive industrial base. Commercial development has followed the growth of residential areas radiating outward from the urbanized areas of the Cities of Richmond, Petersburg and Colonial Heights along Midlothian Turnpike, Hull Street Road, Route 10 and Jefferson Davis Highway. Major commercial, office and other industrial centers have also developed in proximity to limited access interchanges along Chippenham Parkway, Powhite Parkway, Route 288, and Interstates 95 and 295.

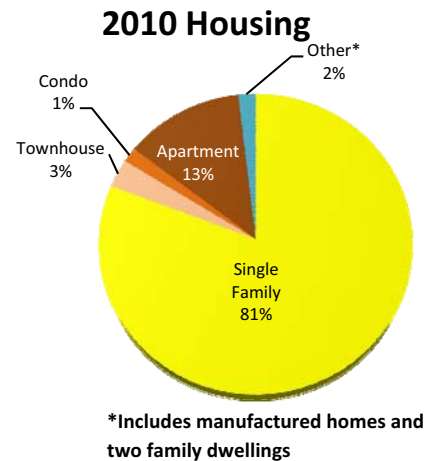
Commercial/Industrial Square Footage



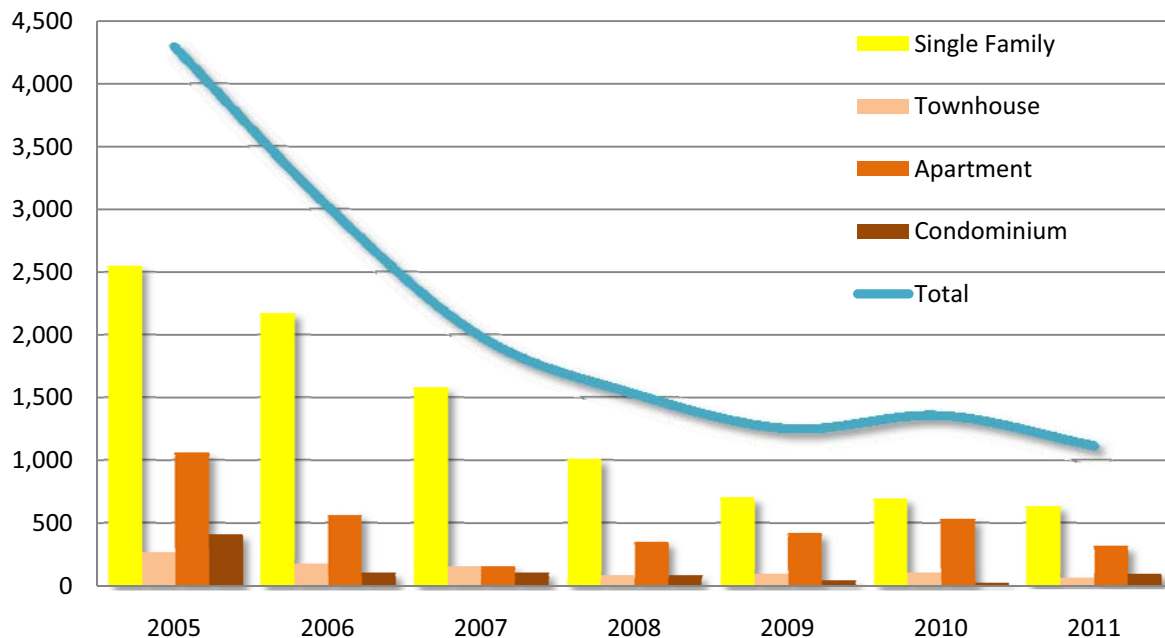
Chesterfield County has more than 123,000 dwelling units of various types. Most of the county's housing consists of single-family homes in suburban neighborhoods.

Much of the southern and western area of the county is rural, consisting of large-lot residential, farming and forestry uses.

Consistent with national and regional trends, there has been a decline in the construction of housing units since 2005.



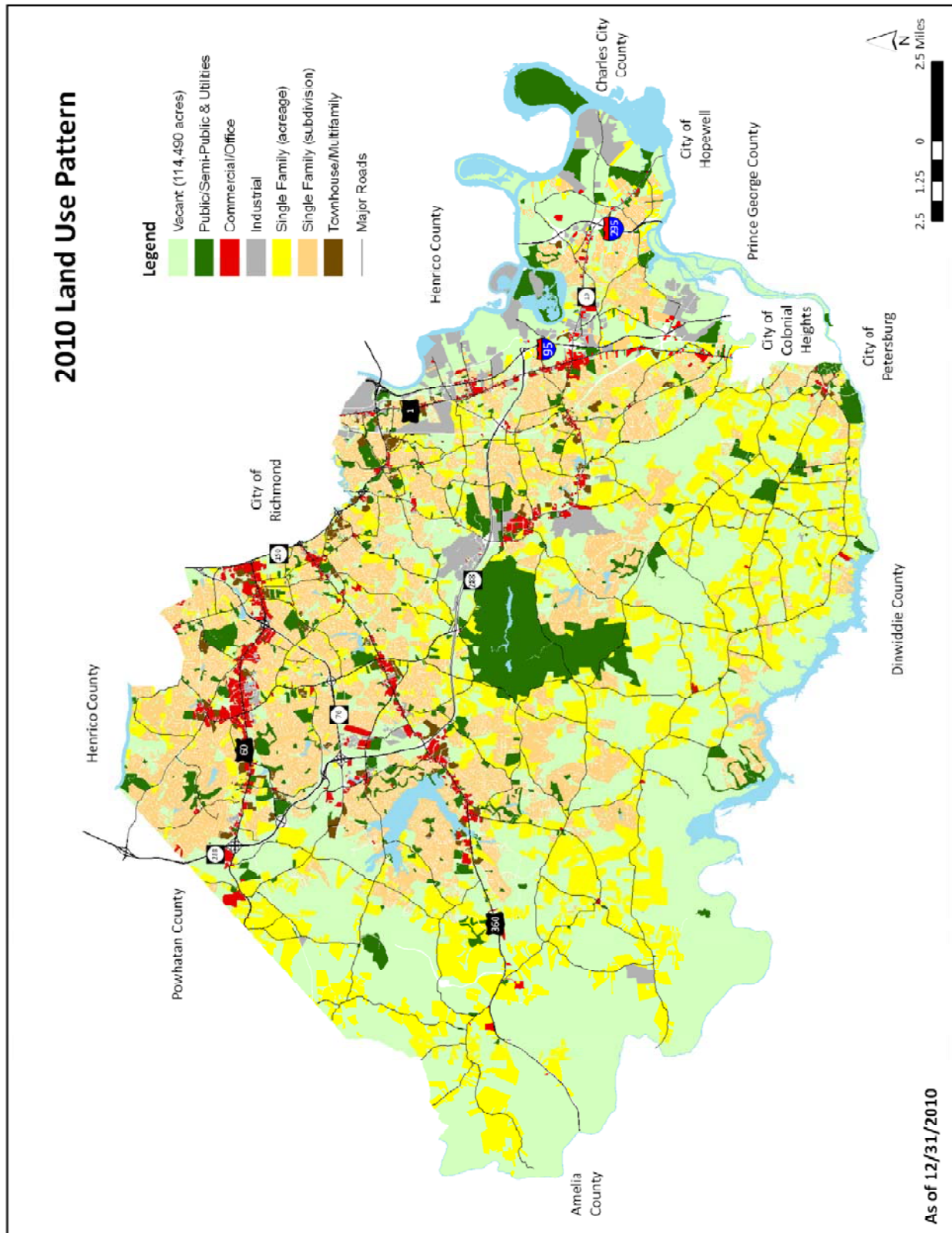
Housing Construction



2010 Land Use Pattern Map

The Planning Department maintains an inventory of existing land uses based upon information from the Department of Real Estate Assessments, aerial photography and field surveys. The 2010 Land Use Pattern Map shown on the following page does not reflect existing zoning which is described in the next section. The map showcases existing development patterns that were considered during the planning process. Existing land use categories are defined as properties occupied by the uses described below:

- **Vacant:** Minimal or no structural improvements, including forested lands and farmland.
- **Public/Semi-Public & Utilities:** Generally accessible to the public, uses such as parks, golf courses, libraries, schools, jails, fire stations, etc), places of worship; and utility facilities such as pump stations, treatment plants, water towers, telecommunication towers on separate parcels and power plants.
- **Commercial/Office:** Uses which provide goods and services such as stores, banks, restaurants, gas stations and professional/ administrative offices.
- **Industrial:** Manufacturing and processing, warehousing and distribution uses and landfills/quarries.
- **Single Family (acreage):** Dwellings not in subdivisions.
- **Single Family (subdivision):** Dwellings on parcels in a subdivision and associated subdivision open space and recreation facilities.
- **Townhouse/Multifamily:** Townhomes, condominiums, apartments and manufactured home parks and associated subdivision open space and recreation facilities.



Zoning

As permitted by the **Code of Virginia**, Chesterfield County has adopted a Zoning Ordinance which regulates the use of land and buildings, the location of uses, the size (height, area and bulk) of structures and other aspects of development. All property in the county is zoned. Approximately 44 percent of the land in the county is currently vacant. Zoning changes typically occur at the request of a property owner. Rezoning requests are first reviewed by staff and the Planning Commission who make recommendations to the Board of Supervisors. The Board of Supervisors makes the final decision as to whether or not to change zoning.

Comparison of 2010 Zoning & Vacant Acreage			
Zoning Category	Acreage*		% Vacant
	Zoned	Vacant**	
Agricultural	142,600	72,231	51%
Residential	92,024	29,109	32%
Office	1,975	973	49%
Commercial	8,005	3,205	40%
Industrial	18,362	8,972	49%
Total Acreage	262,966	114,490***	44%

*Does not include rights-of-way

**As defined by the Chesterfield Department of Real Estate Assessments, properties having no defined structural use except for minor improvements.

***This is the area identified as vacant on the 2010 Land Use Pattern map.

2010 Zoning by Category

